

\$395,000 - 56 Austin Court, Spruce Grove

MLS® #E4452702

\$395,000

2 Bedroom, 2.50 Bathroom, 1,451 sqft
Single Family on 0.00 Acres

Aspen Glen, Spruce Grove, AB

This stunning half duplex offers the perfect blend of comfort, style, and functionality. Backing onto serene pond and green space in a quiet, family-friendly neighbourhood. From the moment you arrive, youâ€™ll appreciate the pride of ownership and thoughtful details throughout. the home features a walkout basement, two spacious primary suites each with their own ensuite, and convenient upstairs laundry. The oversized single attached garage has water, and is EV-ready (220 wiring in place), ideal for eco-conscious living. Inside, youâ€™ll find a bright open living space with large kitchen, and newer upgraded appliances, while the living space features a gas fireplace. Access the large main floor balcony overlooking the pond from the dining space. Outside boasts a large pie-shaped yard - perfect for entertaining, gardening, or simply enjoying the peaceful surroundings.

Built in 2013

Essential Information

MLS® #	E4452702
Price	\$395,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,451
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	56 Austin Court
Area	Spruce Grove
Subdivision	Aspen Glen
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0N4

Amenities

Amenities	Walkout Basement
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 13th, 2025
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Days on Market 8

Zoning Zone 91

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